



MINUTES
Wednesday, October 07, 2015 – 7:00 P.M.

Please refer to the Architectural Committee Procedural Items coversheet for information on all procedural matters.

ITEMS FOR COUNCIL ACTION

The following items from this Architectural Committee agenda will be scheduled for Council review following the conclusion of hearing and recommendations by the Architectural Committee. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items will not necessarily be heard on the date the minutes from this meeting are forwarded to the Council. Please contact the Planning Division office for information on the schedule of hearings for these items:

- None

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

2. ROLL CALL

The following Committee Members responded to roll call: Councilmember Teresa O'Neil, Planning Commissioner Raj Chahal, and Planning Commissioner Steve Kelly. Historical and Landmarks Commissioner Regina "Jeannie" Mahan was present as a representative of the Historical and Landmarks Commission.

Staff present: Jeff Schwilk, Associate Planner, and Greg Qwan, Planning Intern II

3. DISTRIBUTION OF AGENDA

Copies of the current agenda were made available by the Planning Division office on the Friday afternoon preceding the meeting and were also available at the Committee meeting.

4. DECLARATION OF COMMITTEE PROCEDURES

Councilmember O' Niel reviewed the Committee procedures for those present.

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

- A. Withdrawals
- B. Continuances without a hearing
- C. Exceptions (requests for agenda items to be taken out of order)
- None

6. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

Members of the Public may briefly address the Committee on any item not on the agenda.

- Resident Claudia Daw addressed the Committee with her concern about a recent project at 410 Lafayette Way.

7. CONSENT CALENDAR

Consent Calendar items may be enacted, approved or adopted, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Architectural Committee, staff, the applicant or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Architectural Committee meeting during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.

- None

8. PUBLIC HEARING ITEMS

8.A. File No(s):	PLN2013-10111
Location:	166 Saratoga Avenue, a 74,052 square foot parcel located near the southwest corner of Saratoga Avenue and San Tomas Expressway, APN: 294-38-001
Applicant/Owner:	Kelsey Barclay, The New Home Company
Request:	Architectural Review of 33 for-sale three-story townhomes with floor plans ranging from 1,463 square feet to 1,879 square feet. The City Council approved the project on December 9, 2014
CEQA Determination:	Previously approved Mitigated Negative Declaration
Project Planner:	Jeff Schwilk, AICP, Associate Planner
Staff Recommendation:	Approve , subject to conditions

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owners within 300 feet. Representation for the proposal included Applicant's Kelsey Barclay, Kelley Stough, Scott Fewer and Mark Felicetta. Also present were Commissioners' Jeannie Mahan and Stephen Estes from the Historical and Landmarks Commission, and neighbor MaryJo Kramer. Mr. Schwilk distributed and briefly reviewed one letter of opposition to the project received from Chan Nguyen of 2556 Estella Drive.

Mr. Schwilk reviewed the proposed project design including detailed landscape plans and proposed 8-foot masonry wall along the north property line. Mr. Schwilk noted the proposed window changes to the units, including for those buildings closest to the north property line. The applicant provided a detailed presentation on the project design. Mr. Fewer addressed the Committee on the proposed landscape design, and noted the proposed 36-inch box screen trees along the north property line would be approximately 8 feet to 12 feet in height in their initial planting size, and would be planted approximately 10-feet apart.

Ms. Mahan addressed the Committee on the recommendation by the Historical and Landmarks Commission from May, 2014, that the applicant return to the Historical & Landmarks Commission to review opportunities for a plaque and commemorative trees to memorialize the agricultural heritage of the property. The applicant noted that they do plan to return to the Commission with the intent of installing a plaque on the property at some point during the project development, though as a deferred submittal.

Ms. Kramer noted her concern about privacy impacts of the proposed windows on the northern-most elevations of Buildings' Two (a Type 5 building), Three (a Type 5 building) and Four (a Type 4 building) facing her back yard and those of her neighbors. Through discussion by the Committee with the neighbor and the Applicant, the Applicant agreed to elevate the corner master bedroom windows for these Model 5B/5B-R units to minimize privacy impacts.

Motion/Action: The Architectural Committee approved the project (3-0-0-0), subject to the following conditions:

1. For Buildings' Two, Three and Four, elevate the corner master bedroom windows for the Model 5B/5B-R end units to minimize privacy impacts on the neighboring single family residential properties bordering the project site to the north.

2. Work with staff and the City Arborist to find locations for additional street tree plantings along Saratoga Avenue and along interior private streets.
3. Work with staff on exterior site lighting to satisfy the conditions of project approval.
4. Return to the Historical and Landmarks Commission for final design review of a commemorative plaque and landscape trees on site to memorialize the agricultural heritage of the property.

8.B. File No.(s): **PLN2015-10886**
Location: 92 Claremont Avenue, a 6,934 square foot parcel located at the intersection of Bennett Avenue and Claremont Avenue, APN: 296-17-005; property is zoned R1-6L-Single Family
Applicant/Owner: Wen Chun Wang
Request: **Architectural Review** to allow 279 square foot one story and 1,451 square foot second story addition to an existing 1,996 square foot one story residence resulting into a 3,726 square foot four bedroom house
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Jeff Schwilk, AICP, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owners within 300 feet. Representation for the proposal included the applicant and residents' Sanganathan Ayyavoo, Murali Gubbala, Kaushal Varshivey, Ravikiran Thirumalai, Qian Huang, Mark Shirley, Amir Amirkhany, Kalpak Sonawala, Shirdi Prem, Xin Guo, Mary Jeanne Oliva, Yuan Lin, Yin Su, Michael Hyams and Stephen Estes. Also present on behalf of the Historical and Landmarks Commission was Commissioner Jeannie Mahan. Mr. Schwilk distributed a petition of project support provided by the applicant that was signed by 20 neighbors and residents in the City. Mr. Schwilk also distributed one statement of opposition and 21 statements of support from the project received via email from residents in the area near the project site (8 support statements of which were also received from individuals that had signed the petition in support of the project).

Mr. Schwilk reviewed the proposed project plans and noted that the applicant had worked with staff extensively to address most of staff's concerns. Mr. Schwilk noted that, if approved, the project would require a Modification to allow a proposed decorative seven-foot tall street yard fence. The applicant presented in detail on modifications that had been already been made to the house prior to his ownership, and on the proposed design. Mr. Wang noted that he had worked extensively with the neighbors to ensure that the proposal did not impact neighbors' privacy, and to maintain the strong horizontal and vertical lines characteristic of the patio homes in his neighborhood. Several neighbors spoke in favor-of and in opposition-to the project.

Motion/Action: The Architectural Committee noted that the design would not impact the privacy of any of the neighbors, and approved the project (3-0-0-0), subject to the following conditions:

1. Lower the proposed street yard fence height to six feet.
2. Relocate the proposed roof-mounted air conditioning condenser unit to the ground in the rear yard.
3. Work with staff on possibly lowering the height of the first and second floors, or of the overall building height.

8.C. File No.(s): **PLN2015-11253**
Location: 222 Rodonovan Drive, a 8,616 square foot lot located approximately 200 feet north from the intersection of Mauricia Avenue and Rodonovan Drive, APN: 296-08-048; property is zoned R1-6L-Single-Family
Applicant/Owner: Yuan Lin

Request: **Architectural Review** to allow an 878 square foot one story addition to the rear of an existing 2,116 square foot home, resulting into a 2,994 square foot four bedroom residence and **Zoning Administrator Modification** to allow a decrease in the allowable side yard setback to two feet four and a half inches and increase the height to 12' 6" for the existing accessory structure in the rear yard. The proposal also includes a request to legalize the 171 square foot accessory structure. *(Continued from the September 16, 2015 Architectural Committee Meeting)*

CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities

Project Planner: Gregory Qwan, Planning Intern II

Staff Recommendation: **Approve**

Notice: The notice of public meeting for this item was posted within 300 feet of the site and was mailed to property owners within 300 feet. Representation for the proposal included the applicant.

Mr. Qwan reviewed the proposed project plans. The Committee did not have concerns regarding the proposed design.

Motion/Action: The Architectural Committee approved the project design as presented (3-0-0-0).

9. OTHER BUSINESS

9.A. Committee Procedures and Staff Communications

i. Announcements/Other Items

The Committee approved the proposed meeting schedule for 2016.

ii. Report of the Liaison from the Planning and Inspection Department

iii. Committee/Board Liaison and Committee Reports


iv. Committee Activities

v. Upcoming Agenda Items

10. ADJOURNMENT

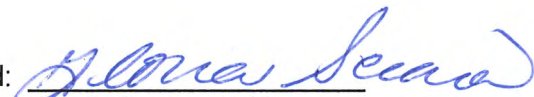
Adjourn. The next regular Architectural Committee meeting will be held on October 28, 2015, at 7:00 p.m.

Prepared by:



Jeff Schwilk, AICP
Associate Planner

Approved:



Gloria Sciara, AICP
Development Review Officer